096.0	0007	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,167,000	/	1,167,000
USE VALUE:	1,167,000	/	1,167,000
ASSESSED:	1,167,000	/	1,167,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLEMAN RONALD B/KAREN L
Owner 2:	
Owner 3:	
Street 1:	3 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEPORE JOHN J JR -
Owner 2:	-
Street 1:	3 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,780 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 2851 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12780.000	597,100	7,500	562,400	1,167,000
Total Card	0.293	597,100	7,500	562,400	1,167,000
Total Parcel	0.293	597,100	7,500	562,400	1,167,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.40 | /Parcel: 409.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	605,000	7500	12,780.	562,400	1,174,900	1,174,900	Year End Roll	12/18/2019
2019	101	FV	442,800	7800	12,780.	562,400	1,013,000	1,013,000	Year End Roll	1/3/2019
2018	101	FV	442,800	7800	12,780.	482,000	932,600	932,600	Year End Roll	12/20/2017
2017	101	FV	442,800	7800	12,780.	449,900	900,500	900,500	Year End Roll	1/3/2017
2016	101	FV	442,800	7800	12,780.	385,600	836,200	836,200	Year End	1/4/2016
2015	101	FV	432,400	8000	12,780.	345,500	785,900	785,900	Year End Roll	12/11/2014
2014	101	FV	432,400	8000	12,780.	319,800	760,200	760,200	Year End Roll	12/16/2013
2013	101	FV	432,400	8000	12,780.	304,900	745,300	745,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7898

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPORE JOHN J J	46680-65		12/16/2005		795,000	No	No		
DE CAPRIO MICHA	32073-540		11/29/2000		640,000	No	No	4	
	11739-396		9/16/1969		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2019	78	Heat App	15,000	C				
9/20/2017	1230	Solar Pa	11,347	C				
7/21/2010	861	New Wind	16,000					REPL 12 WINDOWS
11/5/2009	1120	New Wind	10,105					
10/9/1996	525		23,300					9X9 KITCHEN ADDITI

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
2/21/2009	Meas/Inspect	345	PATRIOT
4/16/2006	MLS	MM	Mary M
3/7/2001	MLS	MM	Mary M
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
8/5/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12780		Sq. Ft.	Site		0	70.	0.63	4									562,381						562,400	

Total AC/HA: 0.29339 | Total SF/SM: 12780 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 562,381 | Spl Credit | Total: 562,400

User Acct

63228

GIS Ref

GIS Ref

Insp Date

10/19/18

!7898!

PRINT

Date	Time
12/10/20	22:29:56

LAST REV

Date	Time
05/29/19	14:15:00

danam

USER DEFINED

Prior Id # 1:	63228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK & WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12404060
Const Adj.:	1.03726995
Adj $ / SQ:	145.742
Other Features:	134500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669341
Depreciation:	72289
Depreciated Total:	597052

COMMENTS

BMT FP NON FUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

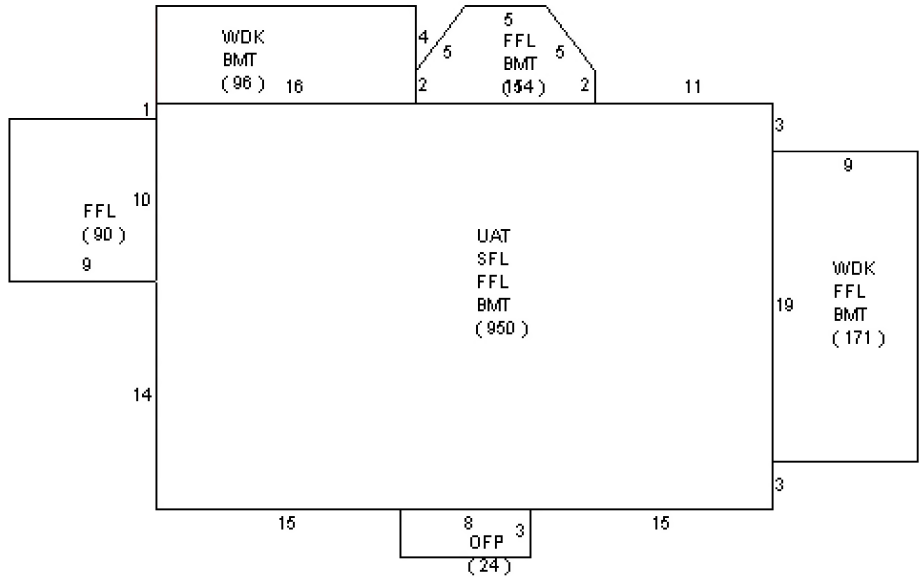
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.35
Special Features:	0	Val/Su Net:	148.72
Final Total:	597100	Val/Su SzAd	269.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,271	61.540	78,217
FFL	First Floor	1,265	145.740	184,363
SFL	Second Floor	950	145.740	138,455
WDK	Deck	267	10.110	2,699
UAT	Upper Attic	238	58.300	13,845
OFP	Open Porch	24	45.640	1,095
	Net Sketched Area:	4,015	Total:	418,674
Size Ad	2215	Gross Are	4727	FinArea 2851

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X30	A	AV	1990	18.40	T	23.2	101			6,800			6,800
2	Frame Shed	D	Y	1	6X14	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	14X18	A	AV	1985	3.74	T	27.2	101			700			700

More:	N	Total Yard Items:	7,500	Total Special Featues:		Total:	7,500